LOT 17 FOREST PLANTATION UNIT 1.
WD 1017-37, WD 1257-2780,

ATTA EMAD I
3944 NW COLONIAL GLN
LAKE CITY, FL 32055

2027

34-3S-16-02461-117

BUILDING CHARACTERISTICS

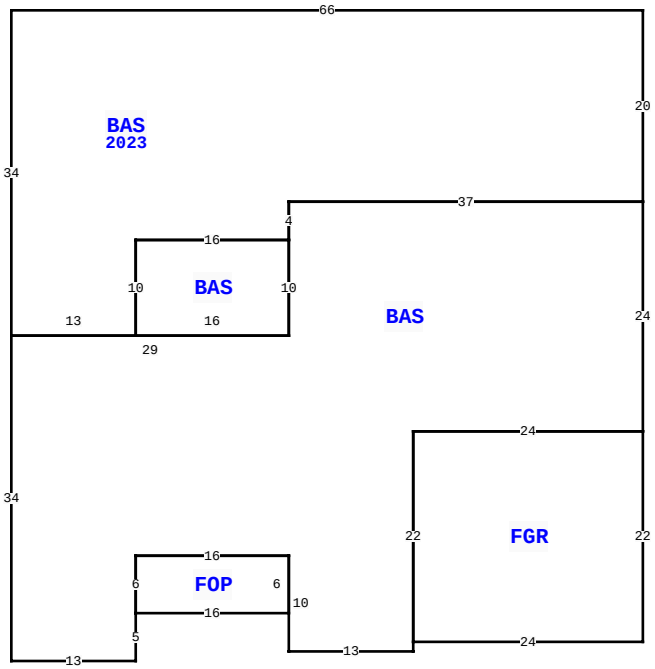
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	16,474
BAS	1,997	100		1,997	205,620
BAS	1,566	100	2023	1,566	161,242
FGR	528	55		290	29,860
FOP	96	30		29	2,986
TOTALS	4,347			4,042	416,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,042	120.0812	132.09	533,908	2004	2004	0	0	0	22.05	77.95

1 SINGLE FAM 100% - 2017 Heated Area: 3723 HX Base Yr 2017



3944 NW COLONIAL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	416,181
TOTAL MARKET OB/XF VALUE	52,022
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	503,203
SOH/AGL Deduction	132,881
ASSESSED VALUE	370,322
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	318,911
TOTAL JUST VALUE	503,203
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	510,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
839	MAINT/ALTR	0	09/14/2016
474	ADDN SFR	52	02/13/2015
474	ADDN SFR	270	12/30/2014
2974	SFR	531	06/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/2780	7/11/2013	WD	U	I	38	130,000
GRANTOR: CARLOS H NATER-MARRER						
GRANTEE: EMAD I ATTA						
1017/0037	5/27/2004	WD	Q	V		27,500
GRANTOR: JOHN RUSSELL NORTH						
GRANTEE: CARLOS H NATER-MARR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W37 S4 S10 W29 S34 E13 N5 N6 E16 S10 E13 N1 N22 E24 N24 $
FGR=[ORIG=-24,46] E24 N22 W24 S22 $
BAS=[ORIG=-37,4] W16 S10 E16 N10 $
FOP=[ORIG=-53,43] E16 N6 W16 S6 $
BAS=[YR=2023;ORIG=0,-20] W66 S34 E13 N10 E16 N4 E37 N20 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	442.00	UT	7.50	7.50	100	2004	2004	3	100	3,315	
3	0166	CONC,PAVMT	0	100	0	0	2,576.00	UT	2.00	2.00	100	2004	2004	3	100	5,152	
4	0166	CONC,PAVMT	0	100	0	0	2,580.00	UT	2.00	2.00	100	2015	2015	3	100	5,160	
5	0280	POOL R/CON	0	100	18	36	648.00	UT	70.00	70.00	100	2016	2016	3	82	37,195	

LAND DESCRIPTION

TOTAL OB/XF 52,022

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/02/2018 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS